

BOARD OF APPEAL REFERRALS

October 14, 1982

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727-729 Atlantic Avenue, Boston
2. Z-5807-5808 Dennis Riley
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156-172 Cambridge Street, Boston
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13. Z-5875 470 Atlantic Avenue Trust, UDT - Lee H. Kozol, Trustee
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48 and 52-54 Russell Street, Charlestown
15. Z-5883 Russia Wharf Company
518-540 Atlantic Avenue and
270-290 Congress Street, Boston

MEMORANDUM

October 14, 1982

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert J. Ryan, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 10/26/82

Z-5777
727-731 Atlantic Avenue Associates
Petros Palandjian and Harold Brown
727-729 Atlantic Avenue, Boston
at Beach Street

Six-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing <u>M-8</u>

Purpose: delete provisos from previous decision of Board of Appeal.

Violation(s):

In variance with former decision of Board of Appeal.

Legal occupancy of structure is five artists' professional studio-dwelling units, offices, warehouse.

Petitioner proposes to convert building to condominium apartments with commercial on first floor. However, the previous Board of Appeal provisos, which limited residential use to only 25% of any floor, made condominium conversion impractical. Petitioner has agreed to a modification of the previous provisos to ensure: (1) that the ground floor cannot be used for residential purposes; and (2) that only one residential unit is allowed on each floor above the ground floor. Recommend approval with provisos.

VOTED: In reference to petition Z-5777, 727-731 Atlantic Avenue Associates, 727-729 Atlantic Avenue, Boston, for a variance to delete provisos from previous decision of Board of Appeal, the Boston Redevelopment Authority recommends approval provided that: (1) the ground floor is not used for residential purposes; (2) only one residential unit is allowed on each floor above the ground floor; (3) plans are submitted for design review



Z-5777
727-729 ATLANTIC AVE.
(B.P.)
FORT

POINT

Board of Appeal Referrals 10/14/82

Hearing: 10/19/82

Z-5807-5808
Dennis Riley
73-75 Aldie Street, Allston
near Franklin Street

2½-story duplex structure

District(s):	apartment_____	general business_____	industrial_____
	residential R-.8_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: change occupancy from two one-family to two two-family dwellings.

Violation(s):

Dwelling converted for more families which meets one half of the requirements of lot area is conditional use.

Lot area is insufficient.

Conversion of large duplex structure to smaller, more marketable units will be compatible with residential neighborhood. Recommend approval with proviso.

VOTED: In reference to petitions Z-5807-5808, Dennis Riley, 73-75 Aldie Street, Allston, for two conditional uses and two variances for change of occupancy from two one-family dwellings to two two-family dwellings in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval provided plans for exterior alterations are submitted for design review.

(ALLSTON)

BOSTON B ALBANY

RAILROAD

BOSTON 8 ALBANY

LINCOLN
RAILROAD

ADAMSON

7

IGNAL

REF 20

7

SAINT ANTHONY'S
ROMAN CATHOLIC
CHURCH

ENDING

ANTHONY'S
CONVENT

7

STREET

59

57

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12-1-16

MYRI

40



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Board of Appeal Referrals 10/14/82

Hearing: 10/26/82

Z-5826
Thomas F. Keating
83 Charles Street, Boston
near Pinckney Street.

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business <u>L-2-65</u>	waterfront_____
	single family_____		manufacturing_____

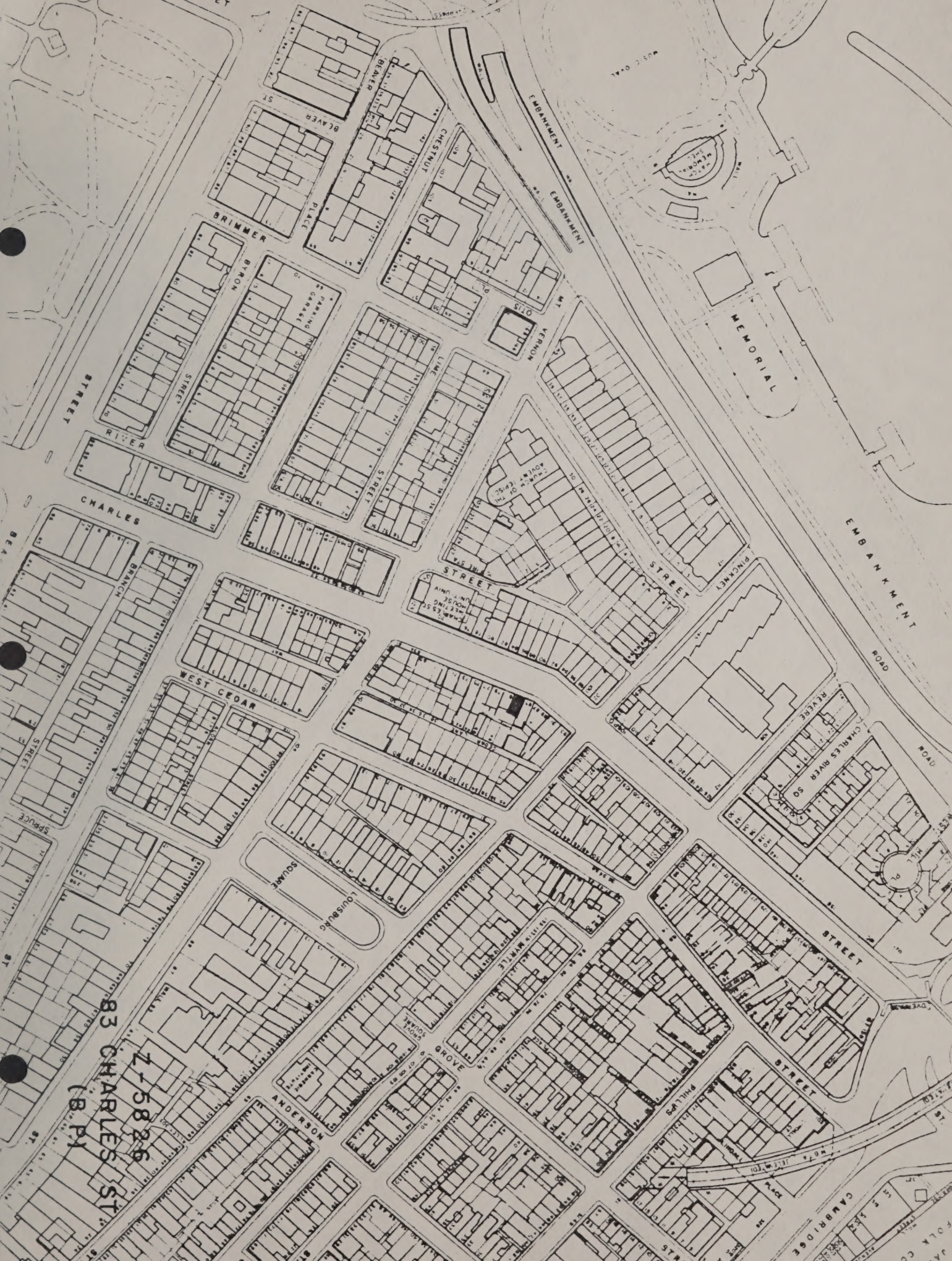
Purpose: erect projecting sign.

Violation(s):

Building with less than 18' frontage may not have projecting sign,
nor may such sign be located above window sills of second story.

Sign indicating street-level realty office has been approved by Beacon Hill
Architectural Commission. Recommend approval.

VOTED: In reference to petition Z-5826, Thomas F. Keating,
83 Charles Street, Boston, for a conditional use to
erect a projecting sign in a local business (L-2-65)
district, the Boston Redevelopment Authority recom-
mends approval. Sign indicating street-level realty
office has been approved by Beacon Hill Architectural
Commission.



83 CHARLES ST
2-5826
(B.P.)

Board of Appeal Referrals 10/14/82

Hearing: 10/19/82

Z-5829

Marie DiLorenzo

114 Cottage Street, East Boston
near Maverick Street

Four-story structure

District(s): apartment H-1 general business _____ industrial _____
 residential _____ local business _____ waterfront _____
 single family _____ manufacturing _____

Purpose: change occupancy from six-family dwelling and store to six-family dwelling and private club.

Violation(s):

Private club is conditional use.

Facility, located in first floor of dwelling adjacent to City of Boston McKay School, is an inappropriate use in the predominantly residential neighborhood. Several residents are opposed. Recommend denial.

VOTED: In reference to petition Z-5829, Marie DiLorenzo, 114 Cottage Street, East Boston, for a conditional use for change of occupancy from six-family dwelling and store to six-family dwelling and private club in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Facility, located in first floor of dwelling adjacent to City of Boston McKay School, is an inappropriate use in this predominantly residential neighborhood. Several residents are opposed.



DONALD
McKAY
SCHOOL

DANIEL WEBSTER
PUBLIC
SCHOOL

OUR LADY OF
MOUNT CARMEL'S
CHURCH

OUR LADY OF MOUNT
CARMEL'S
SCHOOL

CONVENT

FRANKFORT

GENEVA

VENICE STREET

STREET

WELLINGTON
STREET

STREET

BELMONT ST.

LAWSON COURT

OUR LADY OF
THE ASSUMPTION
CHURCH

OUR LADY OF THE
ASSUMPTION SCHOOL

SUNNER PL.

SAMUEL ADAMS
SCHOOL

114 COTTAGE ST.
(E.B.)

5829

BROPHY
MEMORIAL
PARK

MARGINAL

COTTAGE

PUBLIC ALLEY

PEARL PL.

ST.

ST.

ST.

Board of Appeal Referrals 10/14/82

Hearing: 10/26/82

Z-5837
156-172 Cambridge Street Trust
Alan B. Rice, Trustee
156-172 Cambridge Street, Boston
at Hancock Street

Two-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business <u>L-2-65</u>	waterfront_____
	single family_____		manufacturing_____

Purpose: change occupancy from stores, office, and doughnut shop to stores, office, doughnut shop, delicatessen store, restaurant, and USO.

Violation(s):

USO club is conditional use.

USO facility presently exists on second floor of commercial structure with no apparent adverse impact on the mixed business, institutional, residential district. Recommend approval.

VOTED: In reference to petition Z-5837, 156-172 Cambridge Street Trust, 156-172 Cambridge Street, Boston, for a conditional use for change of occupancy from stores, office, and doughnut shop to stores, office, doughnut shop, delicatessen store, restaurant, and USO in a local business (L-2-65) district, the Boston Redevelopment Authority recommends approval. USO facility presently exists on second floor of commercial structure with no apparent adverse impact on the mixed business-institutional-residential district.



BLOSSOM

STREET

STREET

ALLEN

WEST END

REDEVELOPMENT

STREET

CHAMBERS

ST

MCLEAN

ST

LYNDE

STANIFORD

GOVERNMENT CENTER

STREET

LOWELL SQUARE

156-172

2-5837

CAMBRIDGE ST

B.P.1

LANCASTER

PORTLAND

TRAVERSE

STREET

CHARDON

NEW

GROVE

CAMBRIDGE

STREET

STREET

PARKMAN

STREET

STRONG PL

PARKING

PARKING

TENNIS COURT

U/C

U/C

ROOF PARKING

WALL

SAND

PARKING

LANC

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STATION

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LANE

PL

ROAD

SET ST

Board of Appeal Referrals 10/14/82

Hearing: 11/9/82

Z-5859

Robert and Kathryn Allanson
11-15 Green Street, Jamaica Plain
near Centre Street

Three-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential R-.8_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: change occupancy from two-family dwelling to professional office building.

Violation(s):

Professional office building is forbidden use.

Structure would be occupied primarily by local law firm (prospective purchaser) presently located on Centre street and rental space to other professional persons. On-site parking will be provided. No neighborhood opposition.
Recommend approval.

VOTED: In reference to petition Z-5869, Robert and Kathryn Allanson, 11-15 Green Street, Jamaica Plain, for a forbidden use for change of occupancy from two-family dwelling to professional office building in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Prospective purchaser, a local law firm, will be prime occupant. Use is adjacent to community business district and public transportation.



Z-5859
11-15 GREEN ST.
(J.P.)

Board of Appeal Referrals 10/14/82

Hearing: 10/19/82

Z-5860

Jennifer Stix, Trustee
25-27 Anderson Street, Boston
at Phillips Street

Four-story structure

District(s): apartment H-2-65 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from six to ten apartments.

Violation(s):

Dwelling converted for more families which does not meet open space and off-street parking requirements is forbidden use.

Open space and off-street parking are insufficient.

Ten units have apparently existed since 1963. Petitioner purchased building in March and is converting to condominiums. Occupancy compatible with residential neighborhood. Recommend approval.

VOTED: In reference to petition Z-5860, Jennifer Stix, Trustee, 25-27 Anderson Street, Boston, for a forbidden use and two variances for change of occupancy from six to ten apartments in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval. Ten units have apparently existed since 1963. Petitioner purchased building as such in March. Occupancy compatible with residential neighborhood.



Board of Appeal Referrals 10/14/82

Hearing: 10/19/82

Z-5861

380 Washington Street Realty Trust

Edward S. Gerber

378-380 Washington Street, Brighton
at Baldwin Place

Two-story structure

District(s): apartment _____ general business B-1 industrial _____
residential R-.5 local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from catering business, furniture store,
warehouse, and retail store to retail stores, furniture store,
warehouse, offices, and showroom.

Violation(s):

Retail stores, furniture store, showroom, warehouse, and offices
are forbidden in an R-.5 district.

Floor area ratio is excessive.

Side and rear yards are insufficient.

Petition specifically concerns occupancy of office space in rear of structure
by Vietnam Era Outreach Program (other uses are existing), which provides
individual and group counseling services to Vietnam veterans. Community,
both businesses and residents, are generally opposed to this sort of facility
in that location, Recommend denial.

VOTED: In reference to petition Z-5861, 380 Washington Street
Realty Trust, 378-380 Washington Street, Brighton, for
four forbidden uses and four variances for change of
occupancy from catering business, furniture store,
warehouse, and retail store to retail stores, furni-
ture store, warehouse, offices, and showroom in general
business (B-1) and residential (R-.5) districts, the
Boston Redevelopment Authority recommends denial.
Community is generally opposed to this sort of facility
in that location.



7-5861
378-80 WASHINGTON ST.
(BRN)

Board of Appeal Referrals 10/14/82

Hearing: 10/26/82

Z-5864
Salvatore A. Lombardo
944 Bennington Street, East Boston
near Trident Street

Mini mall

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business <u>L-.5</u>	waterfront_____
	single family_____		manufacturing_____

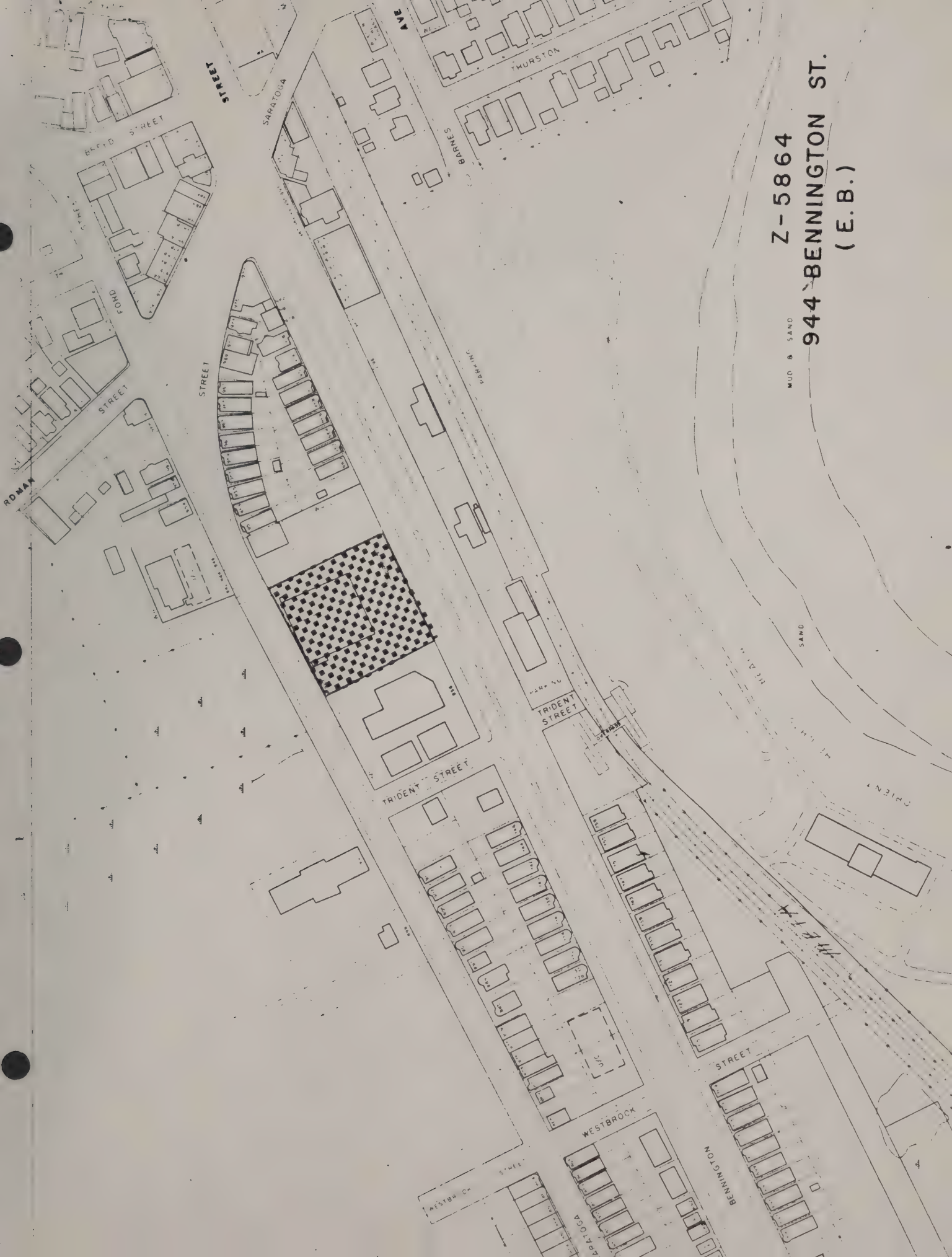
Purpose: change occupancy to supermarket, stores, drive-in restaurant.

Violation(s):

Drive-in restaurant is conditional use.

Essentially, petitioner would install a drive-through window to Burger King restaurant. No adverse impact on other business properties in this mini mall.
Recommend approval with proviso.

VOTED: In reference to petition Z-5864, Salvatore A. Lombardo, 944 Bennington Street, East Boston, for a conditional use for change of occupancy to supermarket, stores, and drive-in restaurant in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval provided signage plans are submitted to the Authority for design review.



Z-5864

944 BENNINGTON ST.

(E.B.)

MUD & SAND

SAND

Board of Appeal Referrals 10;14/82

Hearing: 11/23/82

Z-5868

Stephen P. and Elissa Buonopane
195 Endicott Street, Boston
near Causeway Street

Three-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing <u>M-2</u>

Purpose: erect one-story addition to three-family dwelling.

Violation(s):

Change in conditional use.

Floor area ratio is excessive.

Rear setback of parapet is insufficient.

Roof-top addition to be constructed on one half of a duplex dwelling is inappropriate. Design is incompatible with existing structure and proposal would impair its architectural symmetry. Recommend denial.

VOTED: In reference to petition Z-5868, Stephen P. and Elissa Buonopane, 195 Endicott Street, Boston, for a conditional use and two variances to erect a one-story addition to a three-family dwelling in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends denial. Roof-top addition to be constructed on one half of duplex dwelling is inappropriate. Design is incompatible with existing structure and proposal would impair its architectural symmetry.



Board of Appeal Referrals 10/14/82

Hearing: 10/26/82

Z-5871
Glen Brickman
118(r) Commonwealth Avenue, Boston
near Clarendon Street

Four-story structure

District(s): apartment H-3-65 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: erect one-car garage.

Violation(s):

Accessory building occupying more than 50% of rear yard and located within four feet of side lot line.

Garage for petitioner's car would be constructed on rear of row structure. Violations would not have adverse impact. Back Bay Architectural Commission has granted Certificate of Appropriateness. Recommend approval with proviso.

VOTED: In reference to petition Z-5871, Glen Brickman, 118(r) Commonwealth Avenue, Boston, for a variance to erect a one-car garage in an apartment (H-3-65) district, the Boston Redevelopment Authority recommends approval with proviso that structure be used only as accessory garage. Back Bay Architectural Commission has granted Certificate of Appropriateness.

118 (R) COMMONWEALTH AVE.
(B.P.)

STREET

COPIES

NOT

NEWBURY

100

MASSACHUSETTS
OF
MASSACHUSETTS

ETHIOPIA

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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ENDING

MONTEALTI

AMONWEALTH

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EXETER

DARTMOUTH

CLARENDON

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UNIVARI
MA

FIRST BAPTIST

CHURCH OF THE COVENANT

1917

JAMES

CITY OF BOSTON
PUBLICITY NO.

VENUE

AVENUE

i.

Board of Appeal Referrals 10/14/82

Hearing: 10/19/82

Z-5872
Wing Chun Quan
209-211 East Berkeley Street, Boston
near Harrison Avenue

Four-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing <u>M-2</u>

Purpose: change occupancy from seven apartments and store to four apartments.

Violation(s):

Change in pre-existing conditional use.

Property was acquired from Authority. Staff has been working with petitioner and progressively reviewing plans.

VOTED: In reference to petition Z-5872, Wing Chun Quan, 209-211 East Berkeley Street, Boston, for a conditional use for change of occupancy from seven apartments and store to four apartments in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval. Property was acquired from Authority. Staff has been working with petitioner and progressively reviewing plans.



Z-5872
209-2H EAST BERKELEY ST
(B.P.)

Board of Appeal Referrals 10/14/82

Hearing: 10/26/82

Z-5875

470 Atlantic Avenue Trust, UDT
Lee H. Kozol, Trustee
466-472 Atlantic Avenue, Boston
near Northern Avenue

13-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing M-4

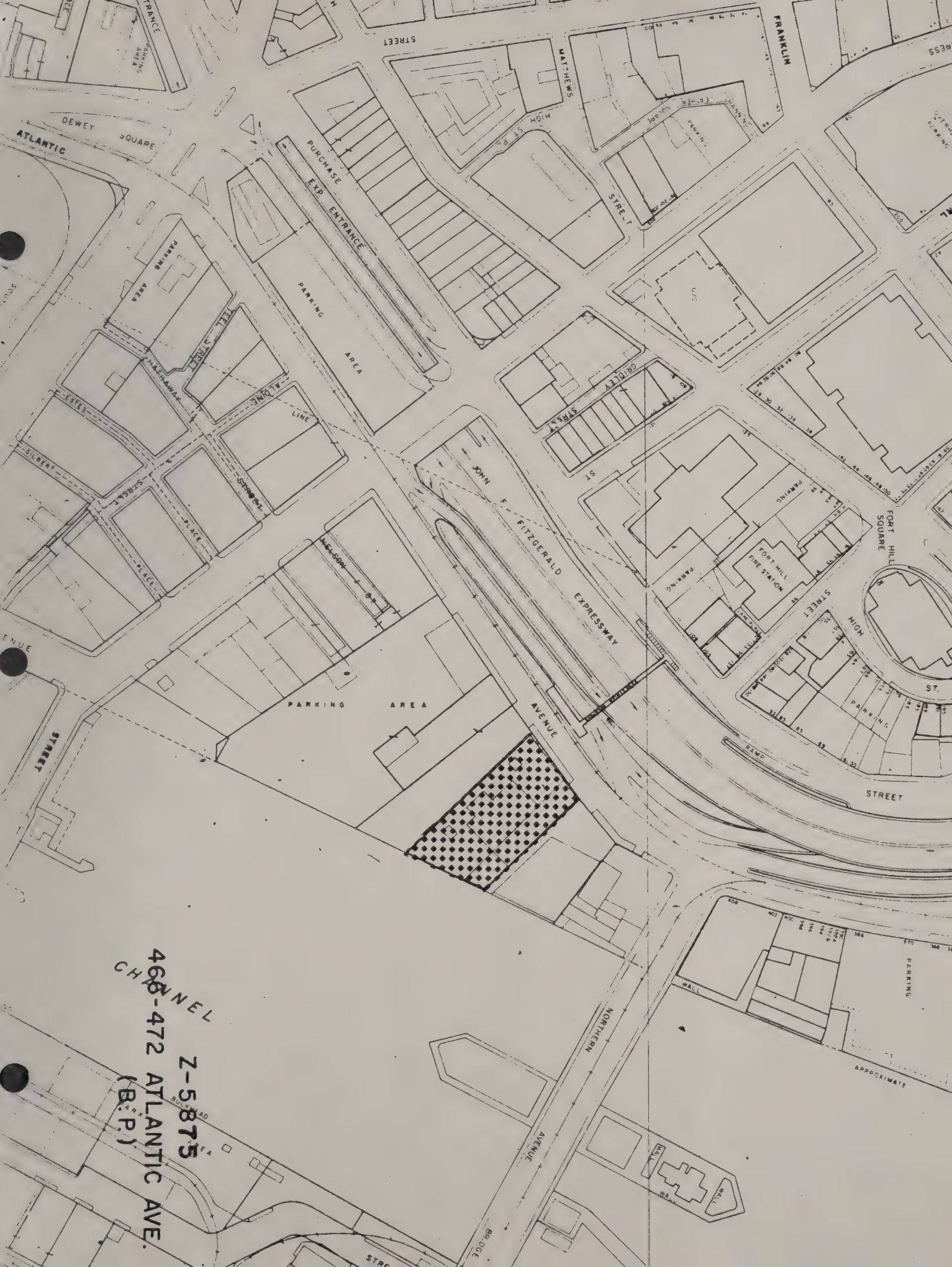
Purpose: change occupancy from stores, offices, and restaurant to
stores, offices, restaurant, and school.

Violation(s):

Business school is conditional use.

Northern Training Institute will offer courses in energy audits, energy efficiency, and conservation primarily for personnel working for corporations, hospitals, colleges, universities, and foundations. No change in tax status of building. Recommend approval.

VOTED: In reference to petition Z-5875, 470 Atlantic Avenue Trust, 466-472 Atlantic Avenue, Boston, for change of occupancy from stores, offices, and restaurant to stores, offices, restaurant, and school in a manufacturing (M-4) district, the Boston Redevelopment Authority recommends approval. School offering courses in energy field is consistent with general commercial area.



CHANNEL
466-472 ATLANTIC AVE.
(B.P.)
Z-5875

Board of Appeal Referrals 10/14/82

Hearing: 10/26/82

Z-5877-5878

Chestnut Hill Development

48 and 52-54 Russell Street, Charlestown
at Walker Street

3½- and 3-story structures

District(s):	apartment <u>H-1</u>	general business <u> </u>	industrial <u> </u>
	residential <u> </u>	local business <u> </u>	waterfront <u> </u>
	single family <u> </u>		manufacturing <u> </u>

Purpose: combine lots; legalize occupancy - two three-unit apartment structures (condominiums).

Violation(s):

Dwelling converted for more families which does not meet lot area requirements is forbidden use.

Lot area and open space are insufficient.

Floor area ratio is excessive.

Height of fence exceeds six feet.

Proposed renovation and restoration will substantially improve property and neighborhood. Recommend approval.

VOTED: In reference to petitions Z-5877-5878, Chestnut Hill Development, 48 and 52-54 Russell Street, Charlestown, for two forbidden uses and seven variances to legalize occupancy for two three-unit apartment structures in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Renovation and restoration will substantially improve property and neighborhood.



48 & 52-54 RUSSELL ST.
(CH SN.)
2-5877-78

Board of Appeal Referrals 10/14/82

Hearing: 10/19/82

Z-5883

Russia Wharf Company
518-540 Atlantic Avenue and
270-290 Congress Street, Boston

Seven-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing M-4_____

Purpose: change occupancy from offices, retail, restaurant, and garage
to offices, retail, restaurant, garage, and accessory dwelling.

Violation(s):

Permanent dwelling unit for personnel required to reside on lot
for safe and proper operation of lawful main use is conditional use.

Staff has no objection to apartment unit for building safety personnel.
Recommend approval.

VOTED: In reference to petition Z-5883, Russia Wharf Company,
518-540 Atlantic Avenue and 270-290 Congress Street,
Boston, for change of occupancy from offices, retail,
restaurant, and garage to offices, retail, restaurant,
garage, and accessory dwelling in a manufacturing (M-4)
district, the Boston Redevelopment Authority recommends
approval. Apartment unit will be occupied by building
safety personnel.



Z-5883

518-540 ATLANTIC AVE.

270-290 CONGRESS ST.

(B.P.)

